

PT OF SEC 46-3N-28E
PT OR 2043/716
(EX THE E'LY 30FT)

KOSHEFSKY WILLIAM
95011 SAWGRASS COVE TRAIL
FERNANDINA BEACH, FL 32034

2026

46-3N-28-0000-0007-0420



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4020.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,056	100	2004	3,056	473,097
FGR	1,155	55	2004	635	98,303
FOP	227	30	2004	68	10,527
FOP	595	30	2004	178	27,556
FUS	611	100	2004	611	94,588
STP	27	10	2004	3	464
UOP	96	20	2004	19	2,941

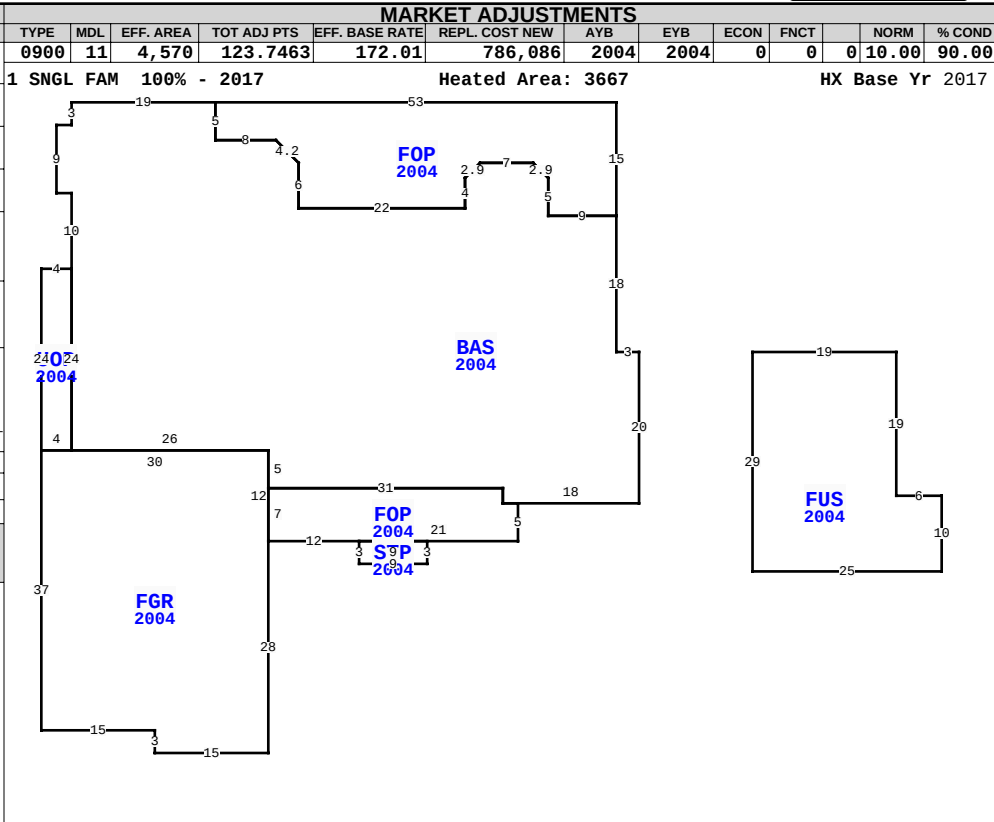
TOTALS	5,767			4,570	707,477
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0920	CWALL-WD/M	0	100	0	0	134.00	LF	390.00	390.00	100	2004	2004	3	20	10,452	
2	1075	TRELLIS G	0	100	0	0	120.00	SF	35.00	35.00	100	2004	2004	3	30	1,260	
4	1242	WD DECK A	0	100	32	12	384.00	SF	10.00	10.00	100	2004	2004	3	20	768	
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	
6	0300	BOAT DCK W	0	100	0	0	688.00	SF	40.00	40.00	100	2012	2012	3	60	16,512	
7	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100	2018	2018	3	74	1,362	
8	0303	FLT DOCK W	0	100	16	8	128.00	SF	26.00	26.00	100	2018	2018	3	81	2,696	
11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2018	2018	3	74	1,480	
12	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2018	2018	3	74	1,847	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF	1140.00	290.00	0.89	AC		1.00	1.00	1.00	175,000.00	175,000.00	155,750							



95011 SAWGRASS COVE TRL, FERNANDINA BEACH, FL 32034

TOTAL OB/XF																	42,397
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		707,477
TOTAL MARKET OB/XF VALUE		42,397
TOTAL LAND VALUE - MARKET		155,750
TOTAL MARKET VALUE		905,624
SOH/AGL Deduction		336,572
ASSESSED VALUE		569,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		517,641
TOTAL JUST VALUE		905,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		917,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412615	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/0716	4/25/2016	WD	Q	I	01	612,500
GRANTOR: CROSSLEY BRIAN L & JO						
GRANTEE: KOSHEFSKY WILLIAM						
1542/1289	12/27/2007	WD	Q	I		965,000
GRANTOR: LOUD ADAM J & DEBORAH						
GRANTEE: CROSSLEY BRIAN L &						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2004] W3 N18 FOP=[YR=2004] N15 W53 S5 E8 D3 R3 S6 E22 N4 U2 R2 E7 R2 D2 S5 E9 \$ W9 N5 U2 L2 W7 L2 D2 S4 W22 N6 U3 L3 W8 N5 W19 S3 W2 S9 E2 S10 UOP=[YR=2004] W4 S24 FGR=[YR=2004] S37 E15 S3 E15 N28 FOP=[YR=2004] E12 STP=[YR=2004] S3 E9 N3 W9 \$ E21 N5 W2 N2 W31 S7 \$ N12 W30 \$ E4 N24 \$ S24 E26 S5 E31 S2 E18 N20 \$ PTR= E15 FUS=[YR=2004] E19 S19 E6 S10 W25 N29 \$ W15 \$.